| 176.0 | 0008 | 0005.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 753,200 / 753,200 |
| | | | | | USE VALUE: | 753,200 / 753,200 |
| | | | | | ASSESSED: | 753,200 / 753,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 73 | | WILLIAMS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RAMASWAMY POORNIMA T |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 73 WILLIAMS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DAVIS COREY L - |
| Owner 2: | GERO CHRISTOPHER - |
| Street 1: | 73 WILLIAMS ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1954, having primarily Vinyl Exterior and 2230 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5937.000 | 334,500 | | 418,700 | 753,200 |
| Total Card | 0.136 | 334,500 | | 418,700 | 753,200 |
| Total Parcel | 0.136 | 334,500 | | 418,700 | 753,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.76 /Parcel: 337.76

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 118866

**GIS Ref**

**GIS Ref**

**Insp Date** 09/08/18

!13811!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 176.0-0008-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 334,500 | 0 | 5,937. | 418,700 | 753,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 334,500 | 0 | 5,937. | 418,700 | 753,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 232,100 | 0 | 5,937. | 418,700 | 650,800 | 650,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 200,300 | 0 | 5,937. | 412,700 | 613,000 | 613,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 216,400 | 0 | 5,937. | 317,000 | 533,400 | 533,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 206,000 | 0 | 5,937. | 299,100 | 505,100 | 505,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 206,000 | 0 | 5,937. | 275,100 | 481,100 | 481,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 205,000 | 0 | 5,937. | 257,200 | 462,200 | 462,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:46:56 |

**LAST REV**

| Date | Time |
|---|---|
| 09/09/20 | 09:40:01 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13811

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DAVIS COREY L, | 69511-346 | | 6/28/2017 | | 590,000 | No | No | | |
| SPINA ALBERT E | 40140-339 | | 7/25/2003 | | 359,900 | No | No | | |
| | 8376-290 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118866 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/30/2019 | 782 | Addition | 147,000 | O | | | | 2nd fl addit w/mas |
| 7/19/2018 | 1010 | Insulate | 1,381 | C | | | | |
| 3/25/2010 | 226 | Add Bath | 40,500 | | | | | CREATE MASTER BATH |
| 6/11/2004 | 562 | Wood Dec | 1,800 | C | | G6 | GR FY06 | 10X12 |
| 5/18/2004 | 387 | New Wind | 12,510 | | | G6 | GR FY06 | 8 REPL WNDWS 1 FRT |
| 10/23/2001 | 784 | Re-Roof | 4,000 | C | | | | |
| 6/3/1993 | 240 | Siding | 4,500 | | | | | SIDING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/8/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/28/2018 | SQ Returned | MM | Mary M |
| 12/18/2008 | Info At Door | 372 | PATRIOT |
| 3/21/2005 | Permit Visit | BR | B Rossignol |
| 10/25/2003 | MLS | HC | Helen Chinal |
| 12/22/1999 | Meas/Inspect | 243 | PATRIOT |
| 1/1/1982 | | PS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5937 | | Sq. Ft. | Site | | 0 | 70. | 1.01 | 6 | | | | | | | | | 418,678 | | | | | | 418,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13629 | Total SF/SM: | 5937 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 418,678 | Spl Credit | | Total: | 418,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.23333335 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 117.155 |
| Other Features: | 110750 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 410874 |
| Depreciation: | 76423 |
| Depreciated Total: | 334451 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

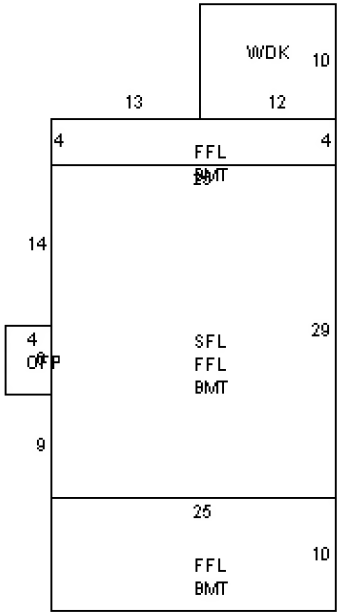
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 128.87 |
| Special Features: | 0 | Val/Su Net: | 110.80 |
| Final Total: | 334500 | Val/Su SzAd | 185.83 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,075 | 45.690 | 49,117 |
| FFL | First Floor | 1,075 | 117.150 | 125,942 |
| SFL | Second Floor | 725 | 117.150 | 84,937 |
| WDK | Deck | 120 | 14.330 | 1,720 |
| OFP | Open Porch | 24 | 44.000 | 1,056 |

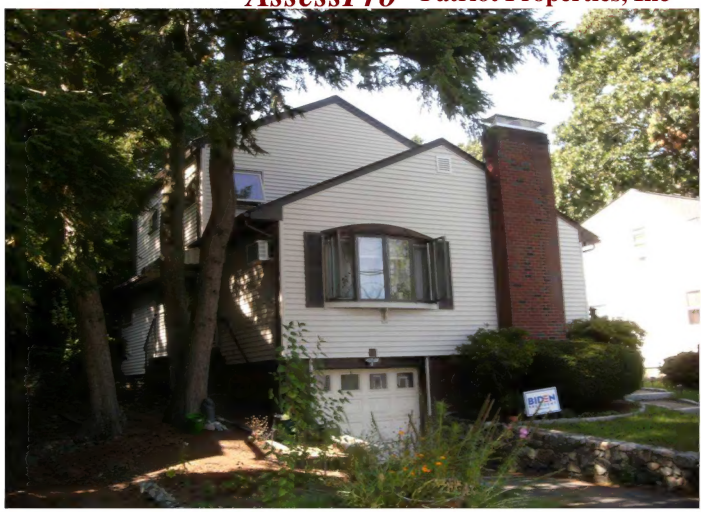
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,019 | | | Total: | 262,772 |
| Size Ad | 1800 | Gross Area | 3019 | FinArea | 2230 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 40 | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

176.0-0008-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 2006 | 0.00 | T | 10.4 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|